



THE AUTHORITY

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An Inside Look at the Food Specialization Center

Facts and Figures

- 32,933 square-foot facility, known as the “FSC”, is the result of a grant from the US EDA (“Economic Development Authority”)
- Dedicated manufacturing space for food processors, outfitted to meet specific production needs
- A next step for companies that “graduate” from the Rutgers Food Innovation Center incubator program
- An R&D and/or manufacturing facility for local, regional, national, and international companies looking to be in the Cumberland County region

Tenant Food Production Spaces

- (2) Two at 7,100 square-foot each, 14,360 total
- Subdividable to 1,380 square-foot tenant spaces and up
- 60 feet deep x 120 feet long
- 14 feet tall (height can be increased in areas or in whole to 20 feet)
- Ability to be configured for hot, dry, wet, clean (HEPA), and/or cold process spaces

- Able to be configured and fit out to meet tenant’s requirements
- Column-free
- Features:
 - Insulated panel walls and ceiling
 - Sloped slab on grade floor with drainage and sanitary floor finish (resinous, sealed, and/or hardened) as required
 - Multiple access points possible from two separate circulation networks (12 feet wide)
 - Ability to utilize expansion space possible
 - All utilities available
 - Capability for tenant-specific or building-shared systems for hot water and compressed air (landlord preference for tenant-specific systems)
 - Accessible service attic for above-ceiling, serviceable, modifiable, and sanitary utility runs and feeds

Storage— Shared or Tenant-Specific Dry, Refrigerated, or Frozen Rooms

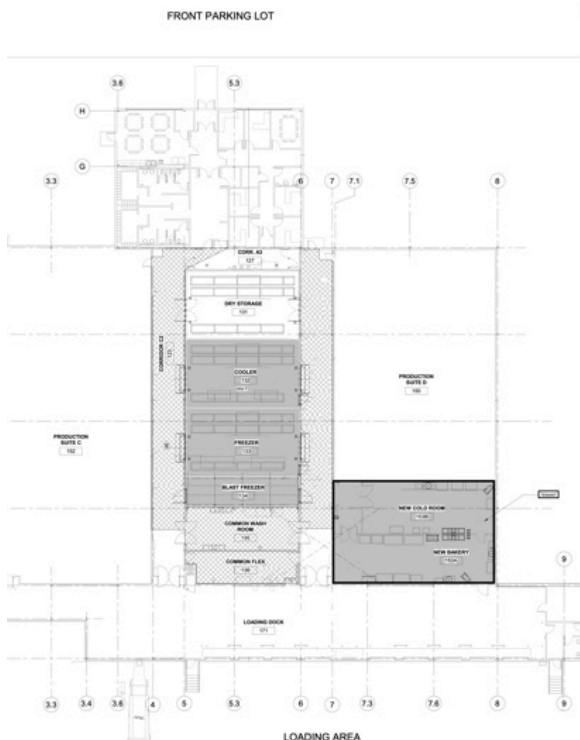
- (3) Three locations of 1,000 square-foot each; 3,000 total
- 40 feet long x 25 feet wide x 26 feet high
- 12 floor rack positions per box x 4 high x 3 boxes = 144 pallet positions

Loading Dock

- 26 feet deep
- 4,981 square-foot total area
- Up to 9 dock positions, and the ability to create private dock spaces for individual tenants
- Heated and ventilated, and possible to create refrigerated dock areas
- Vertical lift hydraulic dock levelers
- Dock doors that are insulated, motorized, with dock seals, with truck locks, and with dock lights
- Truck driver restroom

Shared Service Support Spaces

- 1,645 square-foot
- (1) common blast freezer, 560 square-foot
- 10 feet x 40 feet x 14 feet clearing height
- Cleaning rooms (2) spaces, 1,085 square-foot total, equipped with ware washer, three bowl sinks, and ask washing basin
- Controlled employee entry
- Shared locker rooms



Several tenants now occupy the recently constructed facility, including the first tenant, Chank's Pizza Cones.

- Passive and active sanitary controlled access to food handling spaces, including clean and dirty linen storage, hand washing, foot washing, etc.
- Shared break facilities

Shared Office Spaces

- 3,495 square-foot
- USDA office
- Shared meeting room
- Private rentable office spaces

Site

- Staff parking for up to 104 cars
- Track service court, expandable
 - 9 dock positions
 - 11 trailer storage positions
 - Concrete landing pad
 - Grade-level access to building/dock area



The FSC is located in Bridgeton's food manufacturing hub, next to the only Soft Landing Food Innovation Center in the United States, reaching over 50 million people in a day's drive.

Let's Work Together

There's so much already here for you, both at the FSC and in Cumberland County—an established agricultural infrastructure with an expansive network of exceptional farming equipment, supplies, and financial services outlets, including national chains.

We're ready to work together.

Please feel free to contact us anytime through the channels below:

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